

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Wednesday, May 10, 2017 at 3:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Rayson

City Secretary for the City of Fort Worth, Texas



COMMERCIAL BOARD OF ADJUSTMENT AGENDA

**Wednesday, May 17, 2017
Work Session 8:30 AM
Public Hearing 9:30 AM**

**200 Texas Street
City Council Conference Room 290 /City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102
For More Docket Information Visit:
<http://fortworthtexas.gov/zoning/variances/cases/>**

BOARD MEMBERS:

Dan Moore	_____
Robert Gutierrez	_____
Gene Miers	_____
Bob Riley	_____
Courtney Lewis	_____
Michael Wellbaum, Chair	_____
Dori Boone-Costantino	_____
Robert Kelly	_____
Graham Brizendine, Vice-Chair	_____

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|------------|------------------|--|---|
| I. | 8:30 A.M. | WORK SESSION | City Council Conference Room 290 |
| | | A. Review of Cases on Today's Agenda | |
| II. | 9:30 A.M. | PUBLIC HEARING | Council Chamber |
| | | A. Approval of Minutes of the April 19, 2017 Hearing | _____ |
| | | B. Cases on Today's Agenda | |
| | | C. <u>MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JUNE 21, 2017)</u> | |



D. Continued Cases

1. BAC-17-010

Mohammad Wafayee by Eloy Contreras
4412 & 4416 Hemphill Street

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the conversion of retail space to restaurant space providing 18 parking spaces, where 37 spaces are required, deficient by 19 parking spaces.

2. BAC-17-024

Clover III Construction, LLC by Eco-Site
5136 W. Vickery Boulevard

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the installation of a telecommunication tower that encroaches into the required 500-foot setback from the nearest one-family district, deficient by 390 feet.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the installation of a telecommunication tower 110 feet in height, where 75 feet is the maximum height allowed, excessive by 35 feet.

3. BAC-17-027

Hoa Dinh Tran by Webber, LLC
5001 E. Rosedale Street

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the installation of a concrete batch plant for 1 year 10 months that exceeds the allowed time frame of 6 months by 1 year and 4 months.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of a concrete batch plant that would encroach into the required 600-foot setback from the nearest one-family dwelling, deficient by 580 feet.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the installation of concrete batch equipment proposed to be 85 feet in height, where 45 feet is the maximum height allowed, excessive by 40 feet.

4. BAC-17-028

Oncor Electric Delivery Company by Masterplan
9401 Wagley Robertson Road

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an electrical telecommunication tower 195 feet in height, where 120 feet is the maximum height allowed, excessive by 75 feet.
- b. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of an electrical telecommunication tower 400 feet from a residential district, where 500 feet is the minimum distance allowed, deficient by 100 feet.

E. New Cases

5. BAC-16-133

Devon Storage/Fort Worth LLC by Razor Signs
7400 Blue Mound Road

- a. Request a **SPECIAL EXCEPTION** in the “PD 766” Planned Development 766 for E uses plus mini-warehouses District to permit the installation of electronic changeable copy on a monument sign.



6. BAC-16-137

Bruce & Shellie King by American Tower
2722 NW 33rd Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the installation of a stealth telecommunication tower.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the installation of a stealth telecommunication tower 120 feet in height, excessive by 50 feet.

7. BAC-17-008

Alanal GB, LLC and Ettore Proper by Ettore Regalzi
3201 North Freeway

- a. Request a **SPECIAL EXCEPTION** in an "I" Light Industrial District to permit the installation of electronic changeable copy on a freeway sign.
- b. Request a **VARIANCE** in an "I" Light Industrial District to permit the continued use of a front yard fence, where none are allowed.

8. BAC-17-029

Siegun Trust by Dak Hatfield
2941 Livingston Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District with TCU Residential Overlay to permit the construction of an auxiliary parking lot.

9. BAC-17-030

3880 Hulen Street by Bill Bauman
3880 Hulen Street

- a. Request a **VARIANCE** in an "E" Neighborhood Commercial District to permit the installation of rooftop telecommunication antenna up to 103 feet in height, excessive by 58 feet.

10. BAC-17-031

Fort Worth ISD by Opal Lee
5151 C A Roberson Boulevard

- a. Request a **SPECIAL EXCEPTION** in a "CF" Community Facilities District to permit a temporary outdoor amusement (carnival) for 9 days from June 13 – June 21, 2017.

11. BAC-17-032

JLK LTD by Legacy Signs
2200 Montgomery Street

- a. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of a monument sign 15 feet in height that exceeds the maximum height of 8 feet by 7 feet.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of a monument sign with 149 square feet of message area that exceeds the maximum message area of 96 square feet by 53 square feet.



12. BAC-17-033

Conti GSB, LLC by Legacy Signs

1734 E. El Paso Street

- a. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of two attached signs 3,600 square feet in area that exceed the maximum area for the northeast facade of 500 square feet by 3,100 square feet.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the continued use of two attached signs 1,356 square feet in area that exceeds the maximum area for the northwest facade of 500 square feet by 856 square feet.
- c. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of and continued use of four attached signs with approximately 4,956 square feet in area that exceed the maximum allowed area of 1,340 square feet for a building by 3,616 square feet.

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.